

**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY AUGUST 20, 2019
ROOM 224 CROMWELL TOWN HALL 41 WEST STREET
AGENDA**

RECEIVED FOR RECORD
Aug 13, 2019 01:26P
JOAN AHLQUIST
TOWN CLERK
CROMWELL, CT

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Town Planner Report:**
8. **New Business: Accept and Schedule New Application:**
 - a. Application #19-41: Request for Special Permit under Section 4.2 of the Zoning Regulations to permit the construction of a single family home in the Flood Zone at 14 South Street. Donald Mondani is the Applicant and Rosemarie Mondani is the Owner.
9. **New Business:**
 - a. Application #19-40: Request for a Site Plan Modification to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner.
10. **Public Hearing:**
 - a. Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebeth Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner.
 - b. Application #19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner.
 - c. Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant (public hearing continued from 7/16/19).
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. April 2, 2019
 - b. June 18, 2019
 - c. June 25, 2019
 - d. August 6, 2019
13. **Adjourn:**

		P&Z 2019 Permit Report	Commission Approved are shaded		
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
19-01	Danielle Buggie	2 Willowbrook Road	Hair Salon	Approved by staff 12/31/18	Operational
19-02	Linh Truong	200 West Street	Restaurant	Approved 3/19/19	Awaiting construction
19-03	Covenant Homes, Inc.	52 Missionary Road	Loop Road & D-Wing Demolition	Approved 2/19/19	Construction in progress
19-04	Ready Imaging, Inc.	176 West Street	Reface existing pylon sign cabinets with LED faces	Approved 3/5/19	Digital fuel sign installed 3/15
19-05	Salvatore Petrella	560 Main Street	Renew SPA for commercial building	Approved 2/19/19	Approved
19-06	Greater Hartford Community Foundation	100 Golf Club Road	Travelers Golf Tournament	Approved 3/5/19	Event over
19-07	P&Z Commission	Town wide	Zoning regulation amendment to allow retail sale of beer in large supermarkets	Approved 3/19/2019	Approved
19-08	William Mutraji	136 Berlin Road	Gyro Love Restaurant	Approved by staff 2/25/19	Operational
19-09	Joe Stefano	1 Willowbrook Road	Central CT Dermatology	Approved by staff 2/25/19	Operational

Permit#	Name of Applicant	P&Z 2019 Permit Report		Type of Activity	Decision Date	Status
		Site Location	Commission Approved are shaded			
19-10	Kevin Scarrozzo	1 Wall Street		Rail 99 Tavern	Approved by staff 2/27/2019	Business open
19-11	AVA Group	76 Berlin Road		SPM - Springhill Suites - Marriott	Approved 3/19/2019	Construction in progress
19-12	Raymond Ranno	229 Shunpike Road		Cromwell Granite & Tile	Approved by staff 3/11/2019	Business open
19-13	Omar Islamic Center	573 Main Street		Mosque	Scheduled for 6/18/19	Application Denied
19-14	TNO Cromwell, LLC	136 Berlin Rd. Starbucks		Coffee shop with drive thru window	Approved 4/2/2019	Awaiting construction
19-15	Heather Polke	1 River Road		Farmer's Market	Approved by staff 3/25/19	Event in progress
19-16	Kenneth Jarvis	51 Shunpike Road		Great Clips Hair Salon	Approved by staff 3/28/19	Opened
19-17	Albion Kallogjeri	199 Shunpike Road		Giulia Pizza Restaurant	Scheduled for 5/7/19	Business Open
19-18	Town of Cromwell	100 County Line Drive		Relocation of Transfer Station	Approved 4/16/19	Construction in progress
19-19	Shoprite of Cromwell Troino	45 Shunpike Road		Beer Permit	Scheduled for 5/9/19	Operational

Permit#	Name of Applicant	P&Z 2019 Permit Report	Commission Approved are shaded	Type of Activity	Decision Date	Status						
	Site Location											
19-20	Alicia Harriman	199 Shunpike Road		Stretch Pediatric Therapy	Approved by Staff 4/11/19	Business Open						
19-21	DCF of Cromwell, LLC	Town wide		Amend zoning regs billboards	Continued to 8/20/2019	Pending						
19-22	Michael Terenzio	105 Coles Road		Flower sale Mother's Day	Approved by staff 5/3/2019	Event complete						
19-23	Harry Patel	111 Berlin Road		Storage Trailer/Quality Inn	Scheduled for 6/18/2019	Awaiting meeting						
19-24	Christine Sipes	Pierson Park		Flag Football Fund Raiser	Approved by staff 5/3/2019	Event complete						
19-25	Town of Cromwell	Coles Road		Reconstruction Project	Approved 5/21/2019	Awaiting construction						
19-26	Sally Petrella	Frisbee Landing		Town wide tag sale	Approved by Staff 5/15/2019	Pending						
19-27	Omar Islamic Center Inc.	573 Main Street		Place of Worship	Denied 7/16/2019	Application Denied						
19-28	Cromwell Children Coalition	419 Main Street		Memorial Day Car Show	Approved by Staff 5/20/2019	Event complete						

		P&Z 2019 Permit Report	Commission Approved are shaded		
Permit#	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
19-29	Robert Gallitto	150 Sebethe Drive	Storage of construction materials & equipment	Will be on 8/20/2019	Pending
19-30	St. John's Church	5 St. John's Court	St. John's Parish Picnic	Approved 6/17/2019	Awaiting 08/17/19
19-31	Town of Cromwell	51 Shunpike Road	"Welcome to Cromwell" Sign modification	Approved 6/18/2019	Project Complete
19-32	Creative Dimensions	5 Progress Drive	Sign	Approved 6/25/2019	Complete
19-33	Town of Cromwell	100 County Line Drive	Public Works/Sewer Garage facility	Spec. mtg. 7/30/2019	Pending
19-34	Richard Steele	199 Shunpike Road	The Vanity Room Hair Salon	Approved by staff 7/18/19	Complete
19-35	Town of Cromwell	100 County Line Drive	New Public Works/Sewer Dept. Bldg.	Approved 8/6/2019	Constuction in Progress
19-36	Town of Cromwell	River Port at Frisbee Landing	Big Jam Music Festival	Approved by staff 7/31/19	Scheduled 08/11/19
19-37	Manon Patel	538 Main Street	Gulf Express	Approved by staff 7/25/19	Complete
19-38	Hartford Sign & Design	51 Shunpike Road	SPM to insall new sign	Approved 8/6/2019	Awaiting work

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: August 13, 2019
Re: Comments for the August 20, 2019 Meeting Agenda

8. New Business: Accept and Schedule New Applications:

a. Application #19-41: Request for Special Permit under Section 4.2 of the Zoning Regulations to permit the construction of a single family home in the Flood Zone at 14 South Street. Donald Mondani is the Applicant and Rosemarie Mondani is the Owner.

The .37 acre site is located in the Downtown Cromwell Zone District on the north side of South Street. The applicant is proposing to construct a single family house in the 100 Flood Zone. Staff requests that the Commission accept the application and schedule it to be heard at the September 17, 2019 meeting.

9. New Business:

a. Application #19-40: Request for a Site Plan Modification to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner.

The 1.29 acre site is located in the River Protection District Zone on the east side of River Road. The Town of Cromwell is proposing to make improvements to the park including: paved parking area with handicapped spaces, handicapped access to the park and an additional walking path adjacent to the river and a handicapped accessible fishing pier adjacent to the river. Other improvements include a painted crosswalk to connect to Wall Street and a wood guiderail along River Road. A copy of the site plan is attached.

10. Public Hearing:

a. Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner (Previously scheduled for July 18, 2019).

b. Application #19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner.

c. Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant (Public hearing continued from July 16, 2019).

19-41

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: New house - single family
(Per Section 4.2 of the Cromwell Zoning Regulations)

Street Address: 14 South Street Zoning District: D.C.

Assessor's Parcel ID #: 10403100 Volume/Page: 1642/319

Applicant's Name: DONALD Mondani
Address: 5 Iron Gate Lane Cromwell Ct 06416
Telephone Number (daytime): 860 250 1122
Email Address: donmondani@hotmail.com

Property Owner's Name: Rosemarie Mondani
Address: 5 Iron Gate Lane Cromwell Ct 06416

Description of Proposed Activity:
New house - single family

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, and with Section 13.2.d. (Sign Posting).

Danny Mondani
(applicant)

8-12-19
(date)

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN MODIFICATION

Name of Project: Cromwell Landing Park
Street Address: 80 River Road
Volume/Page: 11-233 PIN #: 00113300

Applicant Name: Town of Cromwell
Address: 41 West Street
Cromwell, CT 06416

Telephone: 860-632-3422 (day) _____ (evening)

Email Address: s.popper@6cromwellct.com

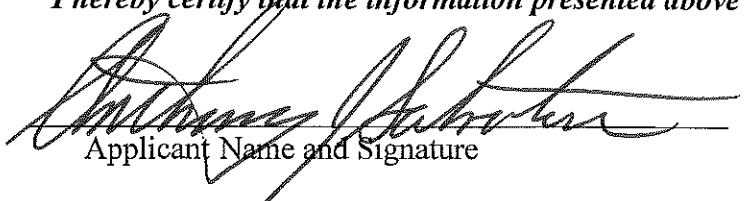
Property Owner Name: Town of Cromwell
Address: 41 West Street
Cromwell, CT 06416

Attached:

- () Application fee.
- () Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- | | | |
|--|-------|------|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town? | (Yes) | (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> ? | (Yes) | (No) |
| if yes, have you obtained it? | (Yes) | (No) |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> ? | (Yes) | (No) |
| if yes, have you applied for it? | (Yes) | (No) |
| 4. Will this Project Require an <u>STC Permit</u> ? | (Yes) | (No) |
| if yes, have you submitted a copy of the plans to the STC? | (Yes) | (No) |
| 5. Does the parking comply with the <u>handicapped parking</u> | (Yes) | (No) |
| requirements as set forth in current version of the State Building Code? | (Yes) | (No) |

I hereby certify that the information presented above is correct to the best of my knowledge.


Applicant Name and Signature

7/16/19
Date

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday August 20, 2019 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-29: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebeth Drive. Robert Gallitto is the Applicant and Alvin Ravizza is the Owner.
2. Application #19-39: Request for a Special Permit under Section 4.2.P of the Zoning Regulations to permit improvements at Cromwell Landing Park at 80 River Road. The Town of Cromwell is the Applicant and the Owner.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly
Chairman

Dated in Cromwell, Connecticut this the 5th day August of 2019.

19-29

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT


Type of Activity: Request for Contractor's Yard
(Per Section 35.C.4 of the Cromwell Zoning Regulations)
Street Address: 150 Sebethe Dr Zoning District: IND
Assessor's Parcel ID #: 00384600 Volume/Page: 1601-348

Applicant's Name: Gallitto, Robert
Address: 150 Sebethe Dr.
Telephone Number (daytime): 860-398-0091
Email Address: Gallitto excavation@yahoo.com

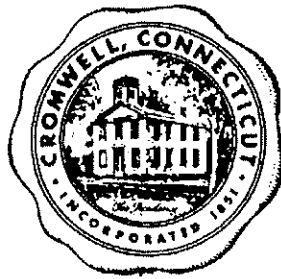
Property Owner's Name: Alvin Ravizza
Address: _____

Description of Proposed Activity:
Construction Materials & Equipment Storage

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting).*


(applicant)

6/5/19
(date)



MEMORANDUM

To: Stuart B. Popper, AICP, Director of Planning & Development
From: Bruce E. Driska, CZEO, Zoning & Wetlands Enforcement Officer **BD**
Date: June 20, 2019
Re: **PZC Special Permit Application # 18-15; 19-29**
150 Sebethe Drive, Gallitto Construction

BACKGROUND

The Subject Property is 49+ Acres located at 150 Sebethe Drive and contains several businesses (Torza Miniature Golf & Driving Range, Tap House 150, C.A.R.S. Automotive, and other contractor yards). Adjacent to the activity site are existing clay pit ponds.

PROPOSAL

The Applicant is seeking approval for contractor and construction related activities at the site including earth material storage and topsoil screening. In 2018 the IWWA issued a 5 year approval (Permit #18-15) to the Applicant for activity within the Upland Review Area.

COMMENTS

Special Permit approval should include the following condition for the record:

1. No additional storage within 100-ft of the Upland Review Area
2. Location of trailers/containers to be less visible from Golf Driving Range Tees
3. A 24/7 contact for erosion & sedimentation control compliance

Popper, Stuart

From: Michael Terenzio <mterenzio@cromwellfd.com>
Sent: Thursday, June 27, 2019 10:56 AM
To: Popper, Stuart
Cc: Todd Gagnon
Subject: P&Z application 19-29 150 Sebeth Drive

Good Morning Mr. Popper,

The office of the Fire Chief has reviewed the above referenced application in the scope of determining fire department forces ability to provide effective fire suppression and protection a response. The plans and information submitted for review has not shown or demonstrates any hindrances or obstacles for the fire department to provide an effective response to an emergency occurring at this site or surrounding areas.

Michael Terenzio; B.S. EM; FO IV, FSI II
Fire Chief

Cromwell Fire Department
82 Court St
Cromwell, CT 06416
Phone: 860-635-6155 x1320
Cell: 860-471-1450
Fax: 860-632-1599
Email: mterenzio@cromwellfd.com / www.cromwellfd.com



Popper, Stuart

From: Chief Lamontagne
Sent: Monday, June 24, 2019 8:05 AM
To: Popper, Stuart
Subject: 19-29

Stuart,

I have reviewed the plans for the application of 19-29, special permit for a contractor's yard. I have no comments in regards to the submission.

Denise Lamontagne

Chief of Police
Cromwell Police Department
860-635-2256 x.7843
860-613-2934 fax

19-39

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT

Type of Activity: Improvements at Cromwell Landing Park
(Per Section 4.2.P of the Cromwell Zoning Regulations)
Street Address: 80 River Road Zoning District: RPD
Assessor's Parcel ID #: 00113300 Volume/Page: 11-233

Applicant's Name: Town of Cromwell
Address: 41 West Street
Telephone Number (daytime): 860-632-3422
Email Address: spopper@cromwellct.com

Property Owner's Name: Town of Cromwell
Address: 41 West Street Cromwell, CT 06416

Description of Proposed Activity:
Improvements to walking paths, creation of a handicapped accessible parking spaces, a handicapped accessible fishing platform adjacent to the CT River.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, and with Section 13.2.d. (Sign Posting).


(applicant)

7/16/19
(date)

8/6/19
(date)

To the Owner of the Property Located at: _____
(neighbor's address)

This is to inform you that I have applied to the Planning and Zoning Commission for a Special Permit in accordance with Sec. 4.2.P to:

make improvements to Cromwell Landing Park including: new parking area, improved walking path and handicapped accessible fishing platform.

on my property at 80 River Rd. A copy of my application is attached.
(applicant's address)

There will be a public hearing on my request, and you have the opportunity to speak and Ask questions. The public hearing will be in Room 224 of the Cromwell Town Hall at 7:00 p.m. on 8/20/19.
(meeting date)

If you have any questions about the process, please call Town Planner Stuart B. Popper at 860-632-3422 or email him at spopper@cromwellct.com.

If you have questions about my request, call me at Stuart Popper 860-632-3422.
Applicant's phone number

Thank you.

Anthony Salvatore
(applicant's printed name)
Town Manager



**Town of Cromwell
Planning and Zoning Commission**

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: DFC OF CROMWELL LLC
Address: 920 South Colony Road
Wallingford CT 06492
Telephone: (203) 410-7649 Email: _____

A. Request to Change an Existing Regulation:

1. Current Article Number: _____
2. Current Regulation wording (attach if necessary):

3. Proposed Change wording (attach if necessary):

B. Request to Create a New Regulation:

1. Suggested Article Number: 4.8
2. Zoning District(s) to be Affected by New Regulation: New District
3. New Regulation wording (attach if necessary):
Attached

C. Reason for Proposed Change or New Regulation:

Attached

[Signature]
(applicant)

4/29/2019
(date)

To: Attorney Dennis A. Ceneviva

From: Stuart B. Popper, Director of Planning and Development

Date: August 7, 2019

Re: Review of Application #19-21: Request to Amend the Zoning Regulations to add to Section 4.0 Special Zones a new Section 4.8 Commercial Billboard District. DFC of Cromwell LLC is the Applicant.

This is an application to amend Section 4 of the Town of Cromwell Zoning Regulations to create a new Zoning District, "The Commercial Bill Board Overlay District". Please note that the process to amend the Zoning Regulations is to first create the Zone District. Those proposed regulations will contain the criteria for and to establish the Zone District. If approved the second step would be to actually submit an application to amend the Zoning map to create the Zone District. If that is approved the next step is to request to install the billboard. Staff recommends that the actual billboard application require a special permit. Please amend your application to follow the above referenced format.

I have reviewed the above referenced application and have the following comments:

1. Please format the proposed regulations to follow the numerical format of the Town of Cromwell Zoning Regulations.
2. Please indicate in the application what type of Special District this will be, (see Section 4.1)
3. Please provide a purpose statement modeled on the existing regulations.
4. Please note in your application that the proposed definitions contained within the application will need to be included in Section 1.7 of the Town of Cromwell Zoning Regulations. Please follow the format of the definitions section.
5. Please indicate in the proposed Zoning Regulations the minimum lot size for the proposed district. Please provide an area and bulk table per the existing regulations.
6. Please provide specific landscaping requirements not "suitable" requirements. Also indicate any type of proposed security measures to prevent access where other uses exist.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
7:00 P.M. TUESDAY, AUGUST 6, 2019
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, , Chris Cambareri, Paul Cordone, Brian Dufresne, John Keithan (alternate), Jeremy Floryan, Ken Rozich

Absent: Nicholas Demetriades, Mo Islam (alternate)

Also Present: Director of Planning & Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Engineer Jon Harriman.

1. **Call to Order:** The meeting was called to order by Chairman Kelly at 7:00 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** Michael Cannata made a motion to seat John Keithan; Seconded by Jeremy Floryan. *All were in favor; motion passed.*
4. **Approval of Agenda:** Michael Cannata made a motion to approve the agenda; Seconded by Jeremy Floryan. *All were in favor; motion passed.*
5. **Public Comments:** None.
6. **Development Compliance Officer Report:** Mr. Driska commented on an updated format of information and asked if there were any questions or comments on his report. There were none.
7. **Town Planner Report:** Mr. Popper reported the new Cromwell Marshalls store will open on Thursday, August 8th.
8. **River COG Regional Planning Commission:** Chris Cambareri recommended Cromwell resident Anthony LaCava to serve on the Lower Connecticut River Valley Council of Governments (River COG) Regional Planning Commission. Michael Cannata made a motion to appoint Anthony LaCava to the River COG Regional Planning Commission; Seconded by Brian Dufresne. *All were in favor; motion passed.*
9. **New Business: Accept and Schedule New Application:**

a. Application #19-38: Request for Site Plan Modification to install one (1) new wall sign and directional signs for the Cortiva Institute at 51 Shunpike Road. Hartford Sign & Design is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.

Michael Cannata made a motion to accept and schedule for this evening Application #19-38: Request for Site Plan Modification to install one (1) new wall sign and directional signs for the Cortiva Institute at 51 Shunpike Road. Hartford Sign & Design is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner. Seconded by Jeremy Floryan. *All were in favor; motion passed.*

10. New Business:

a. Application #19-35: Request for Site Plan Approval to construct the new Public Works Sewer Department building at 100 County Line Drive. The Town of Cromwell is the Applicant and the Owner. Mr. Popper asked that the presentation for this item be included as part of the public hearing presentation.

b. Application #19-38: Request for Site Plan Modification to install one (1) new wall sign and directional signs for the Cortiva Institute at 51 Shunpike Road. Hartford Sign & Design is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.

Darin Senna from Hartford Sign & Design, and Liz Johnson from Cortiva Institute presented the proposal and answered questions from Commission members.

Michael Cannata made a motion to approve Application #19-35 for one (1) new building sign as proposed, and three (3), 2-ft tall 1' x 2' directional signs to be located as proposed; Seconded by Paul Cordone. *All were in favor; motion passed.*

11. Public Hearing:

a. Application #19-33: Request for Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for the construction of the new Public Works Sewer Department building at 100 County Line Drive. The Town of Cromwell is the Applicant and the Owner.

Michael Cannata made a motion to open the Public Hearing for Application #19-33; Seconded by Paul Cordone. *All were in favor; motion passed.*

Town Engineer Jon Harriman, P.E. described the proposal using a Power Point presentation. He summarized the site work required to build the facility, the erosion control plan and all the utilities. Mr. Harriman described the how the facility will be laid out, the parking, the landscaping and the drainage at the site.

He summarized the internal layout of the building, described the building exterior and the sign proposed for the site.

The Commission members and Mr. Harriman discussed the internal layout of the building and the exterior treatment of the building. Several Commission members asked if solar energy was proposed for the project and were told by Mr. Harriman that it was not at the present time. Mr. Harriman stated the proposal is in full compliance with all of Cromwell's zoning requirements.

Michael Cannata made a motion to close the Public Hearing for Application #19-33; Seconded by Chris Cambareri. *All were in favor; motion passed.*

Michael Cannata made a motion to approve Application #19-33 with a recommendation that solar energy be considered; Seconded by Brian Dufresne. *All were in favor; motion passed.*

Application #19-35: Request for Site Plan Approval to construct the new Public Works Sewer Department building at 100 County Line Drive.

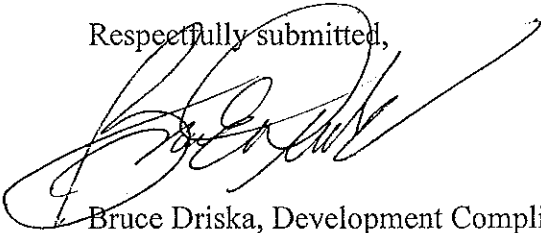
Michael Cannata made a motion to approve Application #19-35 with a recommendation that solar energy be considered; Seconded by Brian Dufresne. *All were in favor; motion passed.*

12. Commissioner's Comments: Chris Cambareri gave an update on the progress of the sign draft committee stating a draft proposal will be presented to the commission at the September 17th meeting.

13. Approval of Minutes: No action was taken.

14. Adjourn: Michael Cannata made a motion to adjourn. Meeting adjourned at 7:59 p.m.

Respectfully submitted,



Bruce Driska, Development Compliance Officer
Acting Recording Clerk